



## Property Owners Association Board Meeting Minutes

7 p.m. December 11, 2023, at the Edwardsville Moose Lodge 7173 Marine Road

**Call to order:** Andrew Reznack, board president, called the meeting to order at 7:00 p.m.

**Board members present:** Ryan Beevers, John Bode, Frank Gremaud, Toby Heddinghaus, Mike Mosella, Terry Reising, Andrew Reznack, Ben Richey, Lori Scarlett, Richard Welle. Absent: Andy Leek, Erik Manning, Joshua Schumacher, James Taylor, and Roy Wehling-all excused.

**Support Staff present:** Carolyn Green and Maureen Bode from C. Green & Associates, Inc.

**Visitor's present:** Rick LeBlanc, Peg Flach, Kim Kardas, and Graham Johnson.

**VISITOR COMMENTS** – Kim Kardas reported that City of Edwardsville denied his building permit application. Graham Johnson asked if the association was going to post signs on the new weir showing number of feet deep.

**MINUTES** – Carolyn Green presented minutes of the Nov. 6, 2023, meeting. Terry Reising made a motion to approve the minutes as corrected. Mike Mosella seconded, and the motion passed unanimously.

**FINANCIAL REPORT** – Richard Welle, treasurer, went through the financial reports and the loan summary from October. So far, spending is well under budget for the year. Mike Mosella made a motion to approve the October financials as presented. Terry Reising seconded, and the motion passed unanimously.

Rick Welle reported that the Executive Board met Wed. Nov. 29 and went through expenses and options for debt reduction. The committee is proposing the association pay \$275,000 to the silt basin loan and put \$225,000 into reserves that will be invested in CDs. Mike Mosella made a motion to make those payments. Toby Heddinghaus seconded, and the motion passed unanimously. Carolyn Green shared that building adequate reserve funding and the Illinois bills proposed to mandate it were a key topic at the Dec. IL Association of Lake Communities meeting.

A draft budget was presented. Income for 2024-25 is estimated at \$180,000. Of the \$1,200 being assessed to residents, \$500 will go to operations and \$700 to capital expenses or reserves. The budget will be presented to the membership at the annual meeting in February.

**OLD BUSINESS** - none

### REPORTS FROM THE STANDING COMMITTEES

**Silt** – Stutz pulled back shoreline and added more stone behind the marinas. The areas have been seeded and covered with straw.

**Building** – Terry Reising reported permits have been issued for solar panels at 112 Cottage, 336 W. Lake, 122 Lotus, and 502 East Lake Drive.

**Common Areas** – Ryan Beevers, chair.

Seven mowing vendors showed up to for a bidders meeting for the 2024 contract. Bids are due Dec. 15. There have been trespassers tearing up the grass at E8 and going down to fish. In one incident the vehicle got stuck in the mud, the police were called, and a tow truck had to get them out.

**Dam Maintenance:** Michael Watts and Roy Wehling, co-chairs.

Roy Wehling emailed a report that the 2-rail fence on the spillway has been painted. The lake is at full pool. There is a log that will need to be removed by the spillway. He is working process for updating Emergency Plan.

**Fish and Wildlife** – Mike Mosella, chair

After researching options, Committee Chair Mike Mosella proposed the association contract with Solstice Lake Management for an electric fish count. The cost will be \$4,952. Treasurer Rick Welle seconded the motion which passed unanimously. It requires an initial payment, but some of the cost may be in the next fiscal year.

**Master Plan Implementation (MPI)** work group –Toby Heddinghaus, chair

Toby Heddinghaus reported the committee met at 6 p.m. before the board meeting. The group is going through individual commons area each month to review needs. They started with B2 and he will put together a schedule for future review.

Possibilities for having a philanthropic organization was discussed. The committee would like to have the property marker pins on all association property found and marked by volunteers.

**Meetings Elections and Social** – Frank Gremaud, chair.

The board selected Monday February 6, 2024, as the date for the Association’s annual meeting. It will be held in the big room at the Moose Lodge. Frank Gremaud will lead the nominating committee. The board members whose terms are expiring are Andy Leek, Andrew Reznack, Ryan Beevers, Roy Wehling, Lori Scarlett.

**Restrictions** - Roy Wehling, chair.

Roy Wehling emailed a report saying the committee went out on lake and took pictures of restrictions violations. They are working on updating their spreadsheet with the pictures and notes taken.

**Safety** - John Bode, chair reported one new boat sticker was approved.

**Other** - There was no additional information from the Communications, Fireworks or Legal committees.

**Management Report:** Submitted by Carolyn Green

Progress from the last month, goals for December, January, and regular tasks were summarized in a written report. There were no questions from the board. The goals are to:

1. Work with dock coordinator and legal to send out a marina slip rental reminder letter so residents with slips know their \$300 will be due March 1. Also finalize billing process with CPM.
2. Accept bids for landscape and any other projects for commons committee to evaluate so cost estimates can be included in the budget draft prepared in January.
3. Help with annual meeting materials that need preparation for approval by the board at the January meeting.

## **NEW BUSINESS**

\* Board elections will be held at the annual meeting in February.

**ADJOURNMENT:** The meeting was adjourned at 8:20 pm. The next meeting will be the usual last Monday of the month. That’s 7 pm Monday, January 29 at the Moose Lodge.